

MONO COUNTY
LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE
Public Works, Community Development, Environmental Health
(Other departments may attend as needed)

LDTAC AGENDA
December 21, 2020 – 1:30 pm

As authorized by Gov. Newsom’s Executive Orders, N-25-20 and N-29-20, the meeting will be accessible remotely by live cast. There is no physical meeting location. This altered format is in observance of recent recommendations by local officials that certain precautions be taken, including social distancing, to address the threat of COVID-19.

The meeting may be joined by video at:

<https://monocounty.zoom.us/j/96388611711?pwd=THpMQlpxaDFkbVNSOWRWVHlxa2ZyUT09>

and by telephone at 669-900-6833 (Meeting ID# is 963 8861 1711).

An alternate method to access the video meeting is visit <https://zoom.us/join> and enter Meeting ID: 963 8861 1711, passcode 1234.

****TENTATIVE START TIMES (see note below)***

1. PUBLIC COMMENT

2. APPLICATION ACCEPTANCE

3. PREAPPLICATION

A. PREAPPLICATION/RICHARDS (~ 1:30 pm) Review proposed changes to the Rock Creek Ranch Specific Plan located at APN 026-330-002 in Paradise. Proposed changes include: (1) subdividing the 54-acre lot into two parcels (Lot 1 “Lower Lot” 29.96-acres & Lot 2 “Upper Lot” 24.7-acres), (2) reduces the paved road to 700 ft, the remaining road to the Upper Lot will be gravel, (3) Lot 1 will include: the main residence, an auxiliary dwelling and detached garage, a water feature, the lower well house, and two-acres will be used as a permaculture Agricultural Zone which will include an orchard, barn with work room, greenhouse with storage room, chicken coop, composting shed and other support structures, (4) Lot 2 will have six off-the-grid camping spaces, a swimming pond, bee hives, water features, a butterfly pavilion, and the upper well house with water tanks, and (5) trails will be developed in the open private spaces of both lots. The parcel is designated Specific Plan (SP). *Staff: Kelly Karl*

B. PREAPPLICATION/DUTCH PETE’S RANCH (~ 1:50 pm) Review proposal for a potential Use Permit Modification to allow for special events at the 160-acre Dutch Pete’s Ranch located at 51057 Highway 120 (APN 024-250-003) in Benton. The parcel has an existing Use Permit (UP 12-002) that allows for transient rentals. The current proposal seeks to host events for large and small groups (both indoor and outdoor events), including educational workshops, retreats, weddings, and overnight camping events. The parcel is designated Resource Management (RM). *Staff: Kelly Karl*

4. ACTION ITEM

- A. DIRECTOR REVIEW 20-017/Garcia** (~ 2:10 pm) Review of conditions for an exemption for Housing Mitigation Ordinance (HMO) fees associated with the construction of a single family residence at 435 Dawson Ranch Road, Hammil Valley (APN 025-200-083). The residence will not be permitted to allow for short-term rentals, in accordance with the exemption stated in Mono County Code 15.40.060, Paragraph "I". The property is designated Rural Residential (RR). *Staff: Bentley Regehr*

5. WORKSHOP
No items

6. ADJOURN to January 4, 2021

For questions on the above projects, call Community Development at 760-924-1800.

***NOTE:** Start times are only tentative. Although the LDTAC generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The only way to ensure that you are present for a specific agenda item is to attend the meeting from the time it starts until that agenda item is taken up.

In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the LDTAC assistant at 760-924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

AGENDA GUIDELINES

Rules of order: Project staff introduces item; applicant comments; each department comments; public comments; general discussion; LDTAC action (if applicable); project staff summarizes action/review; project staff records audio minutes to keep on file.

ABOUT THE LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE...

The Mono County Land Development Technical Advisory Committee consists of representatives from Public Works, Community Development (Building, Planning and Compliance) and Environmental Health. The LDTAC provides technical review and recommendations on land development projects. Its purposes include facilitating coordination among County departments, promoting efficient and timely permit processing, and providing applicants an inexpensive forum to learn of County requirements early in the development review process.